



Selbon

Simply Different

Victoria Road, Fleet,
Hampshire, GU51 4DH
Offers in excess of £270,000 Leasehold



01252 979300
Selbonproperty.co.uk

- Ground Floor Maisonette
- Refitted Shower Room
- Lounge With Open Fireplace
- Gas Radiator Heating & Double Glazed Windows
- 91 Years Remaining On Lease
- Entrance Hall
- Refitted Kitchen
- 2 Double Bedrooms
- Garage & Parking Space
- Service Charge £140 per month £1680 (P.A)

Selbon Estate Agents are delighted to offer to the market, this two bedroom ground floor maisonette, situated in the heart of Fleet town centre.

The property has been thoughtfully modernised by the current vendor, to offer a move in ready home, with spacious living accommodation, ideal for first time buyers, investors or those looking to downsize and have a lock up and go property.

The front door leads to the entrance hall which has a cupboard housing the boiler, an understairs cupboard with power which houses the tumble dryer and there are doors to a lounge, kitchen, 2 bedrooms and a shower room.

The 17ft lounge/dining room has an open fire place with potential for a log burner and French doors leading to the communal grounds.

The kitchen has been re-fitted and comprises; eye and base level cupboard and drawer units ample work surfaces including a breakfast bar, built-in appliances include; oven, hob with extractor over, washing machine, fridge and freezer.

There are two double bedrooms and a refitted shower room.

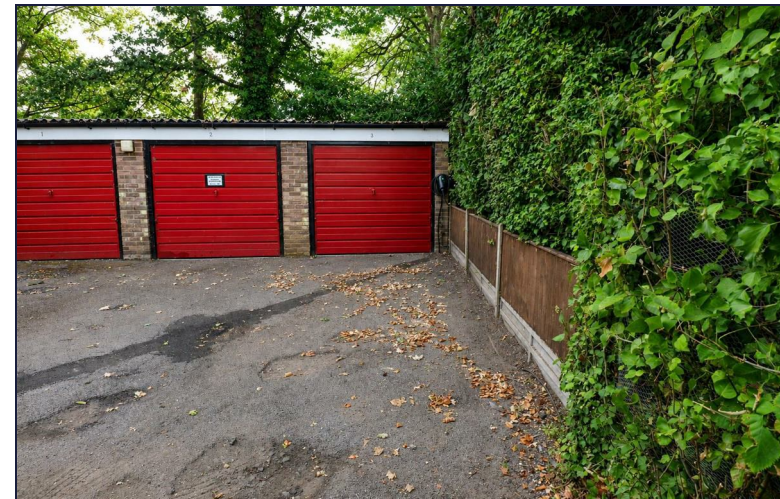
Further benefits include gas radiator heating, double glazed windows, a single garage in a block, there is an electric car charger (available via separate negotiation), a parking space in front of the garage, visitor parking and communal grounds.

We are advised that the the property was granted a 125 year lease on 18/08/1992 with approx 91 years remaining, the current service charge (Oct 25 to Sept 26) is £140 per month (£1680 P.A).

Situated in close proximity of local doctors surgeries (Brankenswood Surgery and Fleet Medical Centre) as well as Fleet town centre with an array of shops and other facilities including pubs, restaurants.

Excellent communication links include the mainline railway station to Basingstoke and London Waterloo, the M3, A30 and A3.

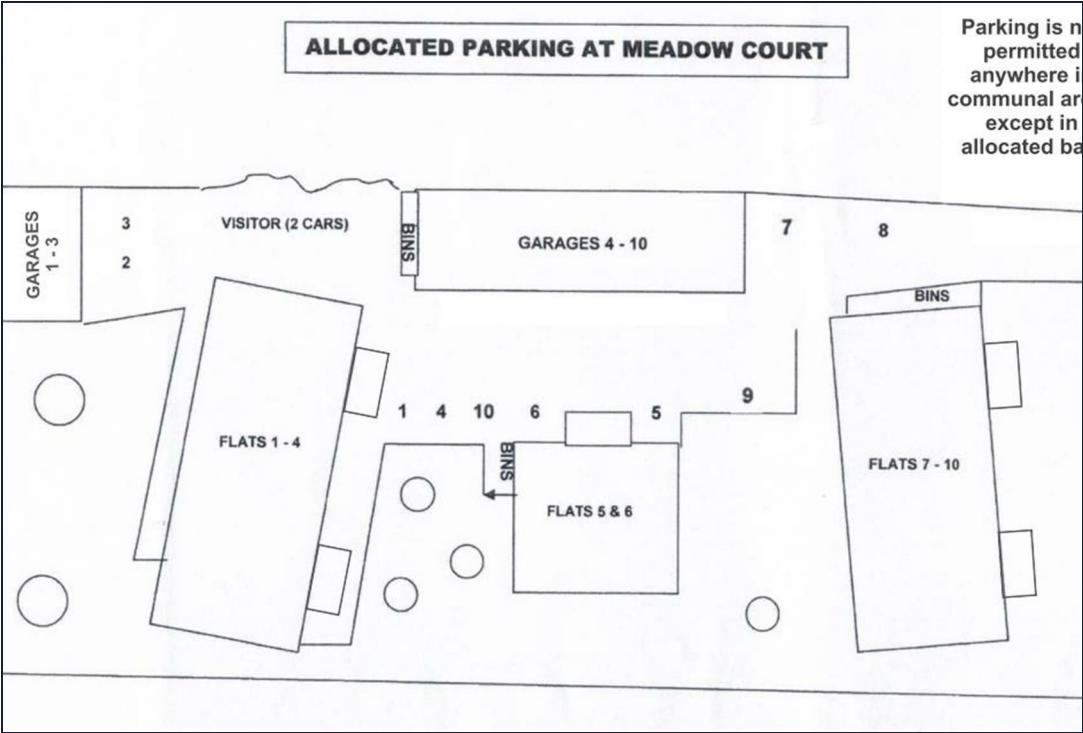
For those who enjoy the outdoor life, there is easy access to Fleet Pond, Basingstoke canal and many other wonderful areas of beauty offering excellent walking, running and cycling routes





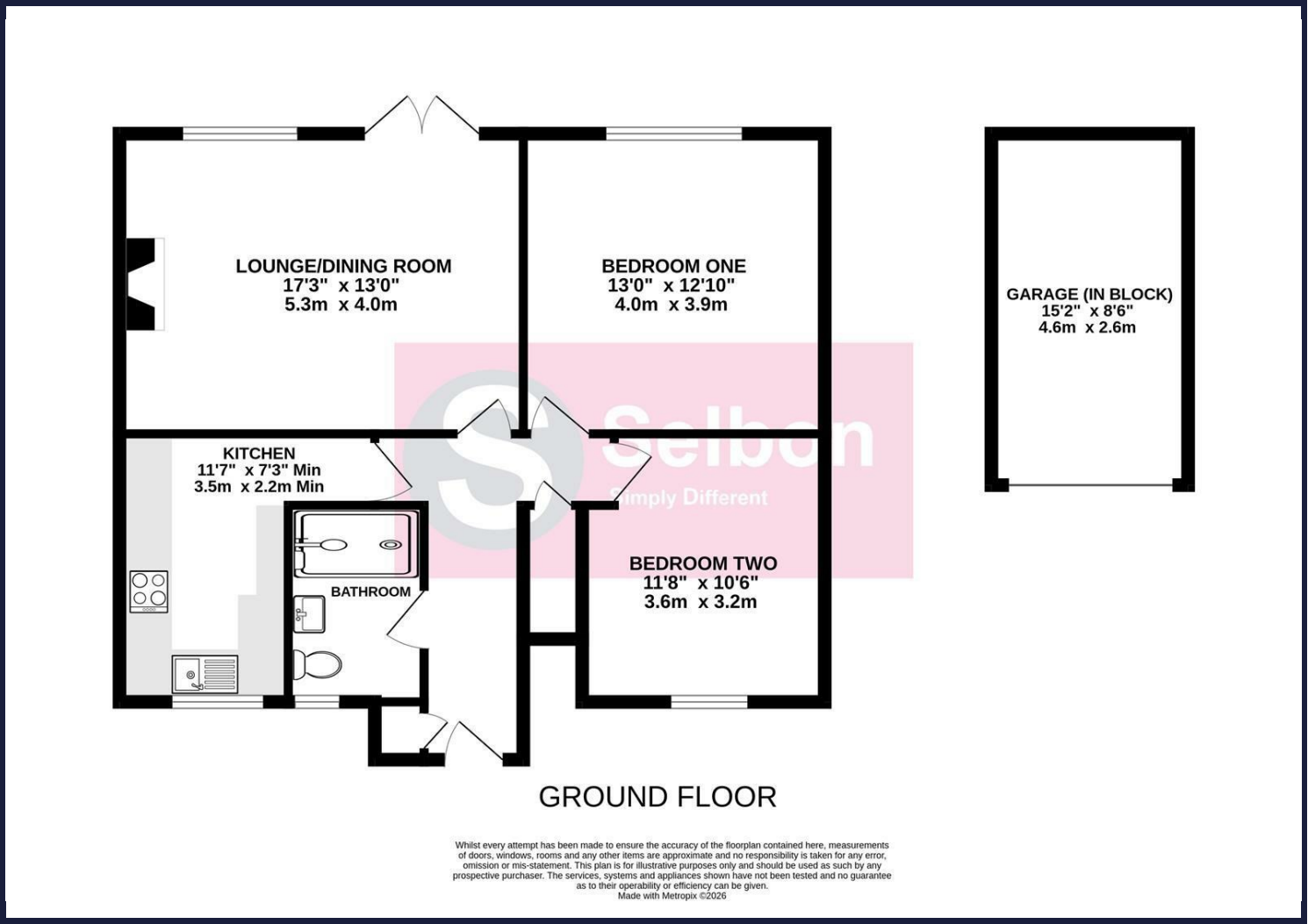




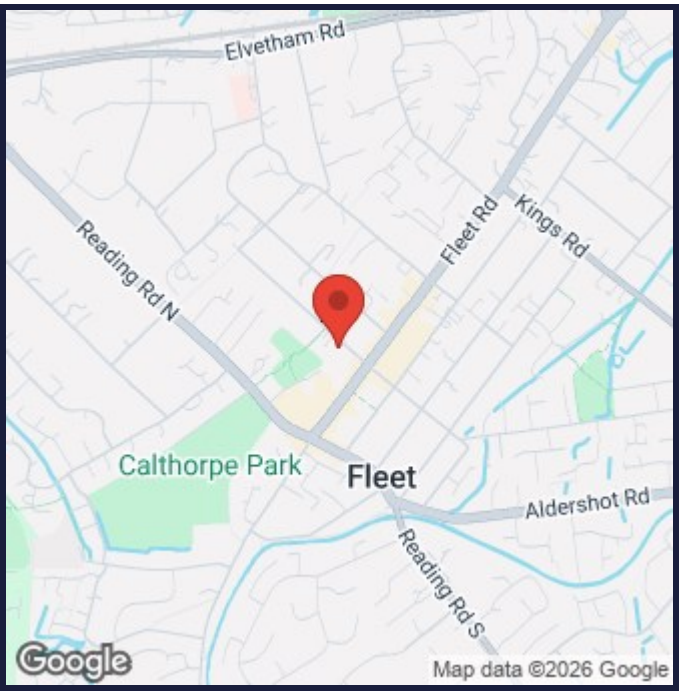




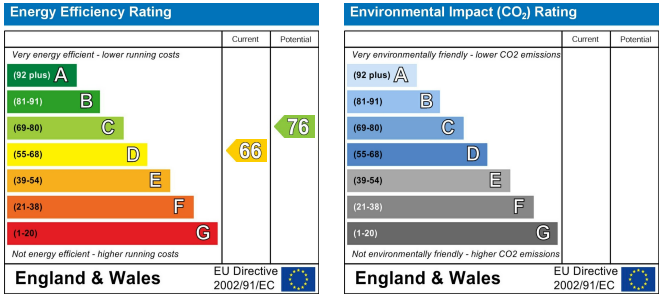
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

We give notice that these particulars are produced in good faith and in accordance with the Digital Markets, Competition and Consumers Act 2024 (DMCC Act). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Council Tax Band: C